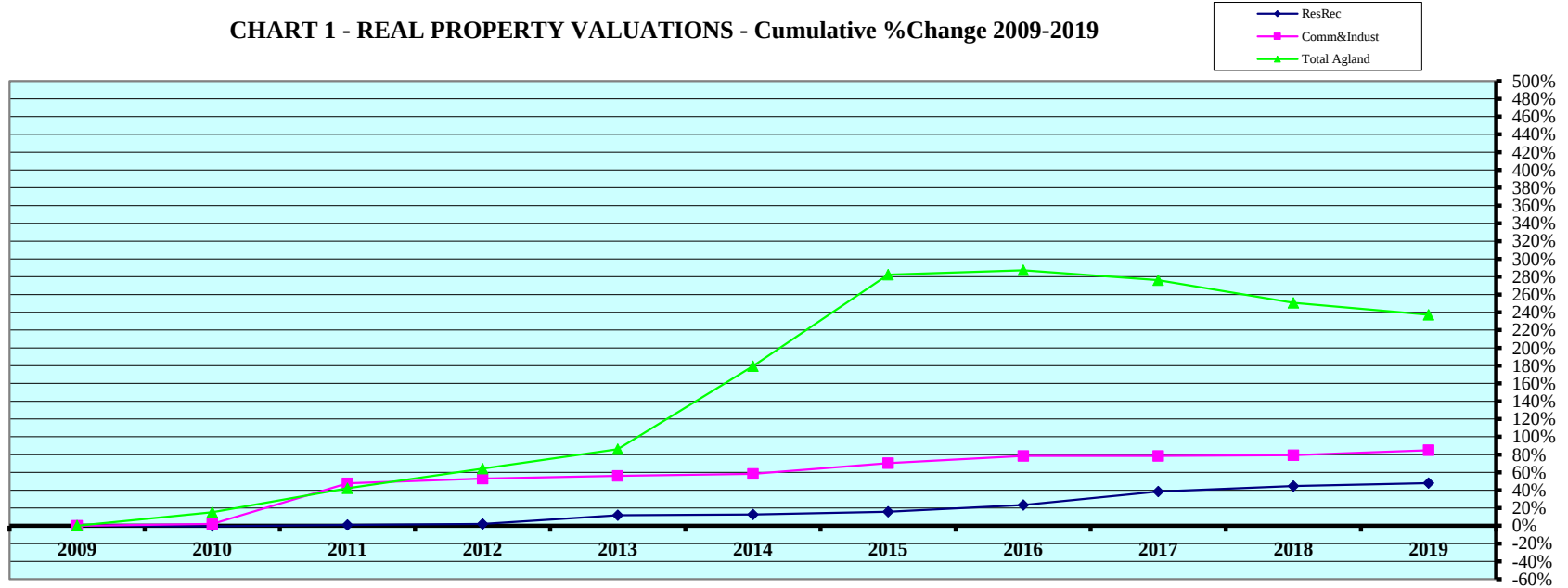


CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	219,192,190	--	--	--	49,658,186	--	--	--	403,299,335	--	--	--
2010	217,875,980	-1,316,210	-0.60%	-0.60%	50,644,041	985,855	1.99%	1.99%	464,482,790	61,183,455	15.17%	15.17%
2011	221,262,870	3,386,890	1.55%	0.94%	73,354,291	22,710,250	44.84%	47.72%	573,283,855	108,801,065	23.42%	42.15%
2012	223,859,860	2,596,990	1.17%	2.13%	75,952,961	2,598,670	3.54%	52.95%	662,550,145	89,266,290	15.57%	64.28%
2013	245,166,080	21,306,220	9.52%	11.85%	77,470,721	1,517,760	2.00%	56.01%	750,896,685	88,346,540	13.33%	86.19%
2014	246,805,350	1,639,270	0.67%	12.60%	78,710,250	1,239,529	1.60%	58.50%	1,127,105,295	376,208,610	50.10%	179.47%
2015	253,443,125	6,637,775	2.69%	15.63%	84,664,335	5,954,085	7.56%	70.49%	1,541,950,210	414,844,915	36.81%	282.33%
2016	270,307,465	16,864,340	6.65%	23.32%	88,623,135	3,958,800	4.68%	78.47%	1,561,854,235	19,904,025	1.29%	287.27%
2017	303,665,250	33,357,785	12.34%	38.54%	88,726,045	102,910	0.12%	78.67%	1,516,753,580	-45,100,655	-2.89%	276.09%
2018	317,218,055	13,552,805	4.46%	44.72%	89,042,520	316,475	0.36%	79.31%	1,414,477,935	-102,275,645	-6.74%	250.73%
2019	324,173,800	6,955,745	2.19%	47.89%	91,828,995	2,786,475	3.13%	84.92%	1,360,217,255	-54,260,680	-3.84%	237.27%

Rate Annual %chg: Residential & Recreational **3.99%**

Commercial & Industrial **6.34%**

Agricultural Land **12.93%**

Cnty# **50**
County **KEARNEY**

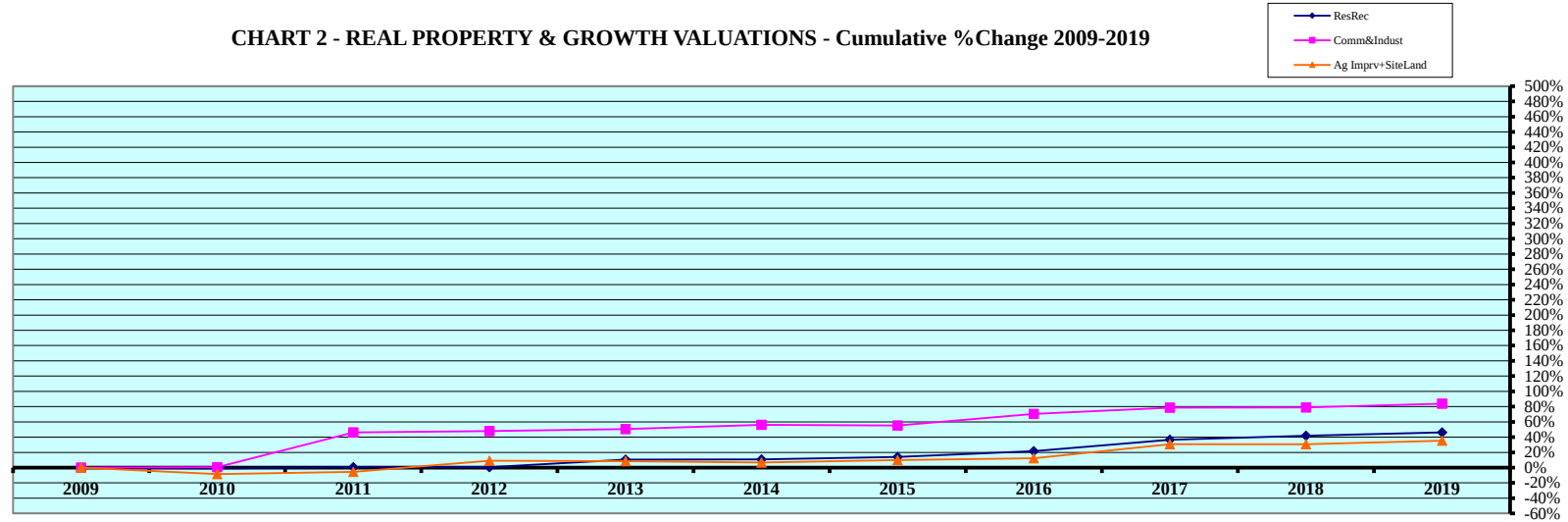
CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	219,192,190	465,785	0.21%	218,726,405	--	--	49,658,186	566,170	1.14%	49,092,016	--	--
2010	217,875,980	939,625	0.43%	216,936,355	-1.03%	-1.03%	50,644,041	669,680	1.32%	49,974,361	0.64%	0.64%
2011	221,262,870	702,775	0.32%	220,560,095	1.23%	0.62%	73,354,291	746,175	1.02%	72,608,116	43.37%	46.22%
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	0.55%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	47.93%
2013	245,166,080	3,121,845	1.27%	242,044,235	8.12%	10.43%	77,470,721	2,639,610	3.41%	74,831,111	-1.48%	50.69%
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	10.69%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	56.24%
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	14.07%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	55.33%
2016	270,307,465	3,931,275	1.45%	266,376,190	5.10%	21.53%	88,623,135	3,950,535	4.46%	84,672,600	0.01%	70.51%
2017	303,665,250	4,373,825	1.44%	299,291,425	10.72%	36.54%	88,726,045	46,955	0.05%	88,679,090	0.06%	78.58%
2018	317,218,055	6,236,525	1.97%	310,981,530	2.41%	41.88%	89,042,520	243,595	0.27%	88,798,925	0.08%	78.82%
2019	324,173,800	3,696,080	1.14%	320,477,720	1.03%	46.21%	91,828,995	556,720	0.61%	91,272,275	2.50%	83.80%
Rate Ann%chg	3.99%				2.75%		6.34%				C & I w/o growth	4.35%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	--	--
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-8.47%	-8.47%
2011	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-4.56%	-5.40%
2012	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	8.25%	8.95%
2013	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-3.05%	8.51%
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-5.95%	6.82%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-0.51%	9.86%
2016	35,666,775	35,630,710	71,297,485	2,564,135	3.60%	68,733,350	0.57%	12.25%
2017	45,119,370	36,083,015	81,202,385	1,181,985	1.46%	80,020,400	12.23%	30.68%
2018	44,888,420	39,604,835	84,493,255	4,538,620	5.37%	79,954,635	-1.54%	30.58%
2019	43,836,450	39,219,545	83,055,995	220,810	0.27%	82,835,185	-1.96%	35.28%
Rate Ann%chg	2.93%	3.28%	3.10%	Ag Imprv+Site w/o growth			-0.50%	

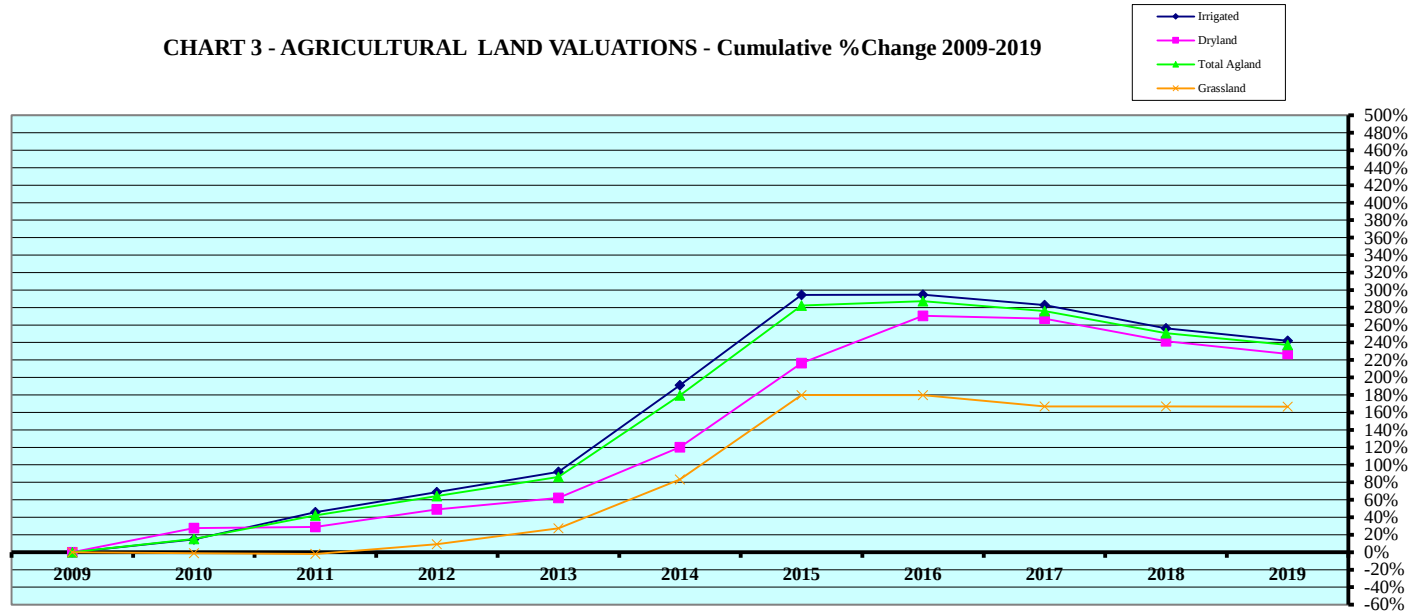
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2009 - 2019 CTL
Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 50
County KEARNEY

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	348,055,865	--	--	--	36,832,025	--	--	--	17,289,270	--	--	--
2010	399,176,920	51,121,055	14.69%	14.69%	47,020,925	10,188,900	27.66%	27.66%	17,106,010	-183,260	-1.06%	-1.06%
2011	507,641,815	108,464,895	27.17%	45.85%	47,525,975	505,050	1.07%	29.03%	16,937,260	-168,750	-0.99%	-2.04%
2012	587,482,590	79,840,775	15.73%	68.79%	54,816,670	7,290,695	15.34%	48.83%	18,880,805	1,943,545	11.47%	9.21%
2013	667,741,955	80,259,365	13.66%	91.85%	59,761,085	4,944,415	9.02%	62.25%	22,024,720	3,143,915	16.65%	27.39%
2014	1,012,961,330	345,219,375	51.70%	191.03%	81,108,475	21,347,390	35.72%	120.21%	31,672,205	9,647,485	43.80%	83.19%
2015	1,372,929,630	359,968,300	35.54%	294.46%	116,543,160	35,434,685	43.69%	216.42%	48,383,920	16,711,715	52.76%	179.85%
2016	1,373,791,885	862,255	0.06%	294.70%	136,482,735	19,939,575	17.11%	270.55%	48,347,620	-36,300	-0.08%	179.64%
2017	1,332,115,705	-41,676,180	-3.03%	282.73%	135,276,335	-1,206,400	-0.88%	267.28%	46,106,185	-2,241,435	-4.64%	166.68%
2018	1,239,373,505	-92,742,200	-6.96%	256.08%	125,735,530	-9,540,805	-7.05%	241.38%	46,114,745	8,560	0.02%	166.72%
2019	1,190,428,945	-48,944,560	-3.95%	242.02%	120,426,885	-5,308,645	-4.22%	226.96%	46,104,935	-9,810	-0.02%	166.67%

Rate Ann.%chg: Irrigated 13.09%

Dryland 12.58%

Grassland 10.31%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	60,065	--	--	--	1,062,110	--	--	--	403,299,335	--	--	--
2010	60,030	-35	-0.06%	-0.06%	1,118,905	56,795	5.35%	5.35%	464,482,790	61,183,455	15.17%	15.17%
2011	59,900	-130	-0.22%	-0.27%	1,118,905	0	0.00%	5.35%	573,283,855	108,801,065	23.42%	42.15%
2012	61,385	1,485	2.48%	2.20%	1,308,695	189,790	16.96%	23.22%	662,550,145	89,266,290	15.57%	64.28%
2013	60,230	-1,155	-1.88%	0.27%	1,308,695	0	0.00%	23.22%	750,896,685	88,346,540	13.33%	86.19%
2014	60,280	50	0.08%	0.36%	1,303,005	-5,690	-0.43%	22.68%	1,127,105,295	376,208,610	50.10%	179.47%
2015	54,340	-5,940	-9.85%	-9.53%	4,039,160	2,736,155	209.99%	280.30%	1,541,950,210	414,844,915	36.81%	282.33%
2016	203,660	149,320	274.79%	239.07%	3,028,335	-1,010,825	-25.03%	185.12%	1,561,854,235	19,904,025	1.29%	287.27%
2017	215,805	12,145	5.96%	259.29%	3,039,550	11,215	0.37%	186.18%	1,516,753,580	-45,100,655	-2.89%	276.09%
2018	214,605	-1,200	-0.56%	257.29%	3,039,550	0	0.00%	186.18%	1,414,477,935	-102,275,645	-6.74%	250.73%
2019	216,940	2,335	1.09%	261.18%	3,039,550	0	0.00%	186.18%	1,360,217,255	-54,260,680	-3.84%	237.27%

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County KEARNEY

Rate Ann.%chg: Total Agric Land 12.93%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	347,888,445	226,364	1,537			36,883,860	44,458	830			17,321,735	36,581	474		
2010	399,032,975	226,471	1,762	14.65%	14.65%	46,980,375	44,392	1,058	27.56%	27.56%	17,242,075	36,413	474	0.00%	0.00%
2011	508,224,940	227,180	2,237	26.97%	45.56%	47,547,835	44,427	1,070	1.13%	29.00%	16,875,895	35,641	473	0.00%	0.00%
2012	587,545,745	227,375	2,584	15.51%	68.14%	54,775,470	44,741	1,224	14.39%	47.57%	18,912,350	37,289	507	7.11%	7.11%
2013	666,773,305	227,429	2,932	13.46%	90.77%	60,229,775	44,670	1,348	10.13%	62.52%	22,085,650	37,287	592	16.79%	25.09%
2014	1,012,737,320	227,806	4,446	51.63%	189.27%	81,299,720	44,376	1,832	35.88%	120.83%	31,584,775	37,157	850	43.51%	79.51%
2015	1,373,267,625	227,784	6,029	35.61%	292.28%	116,699,745	44,254	2,637	43.94%	217.86%	48,550,805	37,347	1,300	52.94%	174.54%
2016	1,373,570,835	227,854	6,028	-0.01%	292.25%	136,523,570	44,082	3,097	17.44%	273.30%	48,377,485	37,213	1,300	0.00%	174.54%
2017	1,329,652,655	227,409	5,847	-3.01%	280.45%	136,074,485	43,931	3,097	0.01%	273.35%	46,200,385	35,539	1,300	0.00%	174.54%
2018	1,239,315,625	227,815	5,440	-6.96%	253.97%	125,752,475	43,679	2,879	-7.05%	247.02%	46,108,400	35,468	1,300	0.00%	174.54%
2019	1,190,223,010	227,867	5,223	-3.98%	239.87%	120,605,100	43,642	2,764	-4.01%	233.10%	46,101,455	35,462	1,300	0.00%	174.54%

Rate Annual %chg Average Value/Acre:

13.01%

12.79%

10.63%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	58,920	1,309	45			1,039,315	1,343	774			403,192,275	310,055	1,300		
2010	59,985	1,333	45	0.01%	0.01%	1,062,110	1,355	784	1.23%	1.23%	464,377,520	309,964	1,498	15.21%	15.21%
2011	59,940	1,332	45	0.00%	0.00%	1,118,905	1,420	788	0.53%	1.77%	573,827,515	310,001	1,851	23.55%	42.35%
2012	60,865	1,353	45	0.00%	0.01%	0	0				661,294,430	310,758	2,128	14.96%	63.64%
2013	61,460	1,366	45	0.00%	0.01%	0	0				749,150,190	310,751	2,411	13.29%	85.39%
2014	60,240	1,339	45	0.01%	0.02%	0	0				1,125,682,055	310,678	3,623	50.30%	178.63%
2015	56,665	1,259	45	0.00%	0.03%	0	0				1,538,574,840	310,643	4,953	36.69%	280.88%
2016	203,660	1,357	150	233.38%	233.46%	3,033,790	1,685	1,800		132.54%	1,561,709,340	312,191	5,002	1.00%	284.69%
2017	202,510	1,350	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,515,169,585	309,917	4,889	-2.27%	275.96%
2018	215,805	1,438	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,414,431,855	310,088	4,561	-6.70%	250.77%
2019	214,480	1,430	150	0.00%	233.46%	3,039,550	1,689	1,800	0.00%	132.54%	1,360,183,595	310,089	4,386	-3.84%	237.32%

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KEARNEY

Rate Annual %chg Average Value/Acre:

12.93%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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